

#### Property offered for sale

Address: 42 Campbell Street Bentleigh

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$1,480,000 & \$1,580,000

#### Median sale price

Median price: \$1,440,500 House Suburb: Bentleigh  
Period - From: 31/03/2017 to 30/06/2017 Source: PDOL

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



#### 16a Mortimore St BENTLEIGH




4  2  1 

Absolutely architectural and abundantly accommodating, this is where elite design meets easy family living! Set impressively in

**Sold by Auction** \$1,585,000  
**Date Sold** Jul 2017  
**Land** 360 SqM



#### 33a Campbell St BENTLEIGH




4  3  2 

Quality is unrivalled in this spectacular new 4 bedroom + study 3.5 bathroom residence. Impressive with its stained 180mm

**Sold by Private Sale** \$1,508,000  
**Date Sold** Apr 2017  
**Land** 378 SqM



#### 33b Whitmuir Rd BENTLEIGH

4  3  2 

Built to exacting standards with a palette of stylish premium finishes, this crisp, clean-lined and contemporary town residence

**Sold by Auction** \$1,495,000  
**Date Sold** Mar 2017  
**Land** 333 SqM